

TOWN PLANNING REPORT

Material Change of Use for Rooming Accommodation (6+p)

24 KING EDWARD AVE DARRA 4076

Lot 2 on SP344182



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1. Introduction

This report has been prepared in support of a development application for a Material Change of Use (MCU) at 24 King Edward Avenue, Darra (the subject site). The application seeks approval to intensify the existing rooming accommodation use from five persons to ten persons.

The application is impact assessable under the Brisbane City Plan 2014 (City Plan), as the proposed use does not meet the description listed in the categories of development and assessment column for accepted or code assessable development under the Low Density Residential zone Table of Assessment (Table 5.5.1).

The application does not involve any new building works, demolition, site reconfiguration, or changes to the existing built form. The sole change sought is an increase in the approved occupancy of the existing lawfully established rooming accommodation from five to ten persons, accommodating two persons per room for couples.

This report provides an assessment of the proposal against the relevant provisions of the Brisbane City Plan 2014 and demonstrates that the development is appropriate having regard to its location, surrounding context, and potential impacts.

2. Application Summary

Site Details

Site Address	24 KING EDWARD AVE DARRA 4076
Real Property Description	Lot 2 on SP344182
Total Site Area	600 m ²
Land Owner	JZHL PROPERTY PTY LTD ATF JZHL PROPERTY TRUST
Local Government	Brisbane City Council
Planning Scheme	Brisbane City Council City Plan 2014
Zone	Low Density Residential Zone
Neighbourhood Plans	Darra-Oxley district neighbourhood plan Darra centre precinct - NPP-001 Darra residential sub-precinct - NPP-001b
Overlays	Airport environs overlay Community purposes network overlay Critical infrastructure and movement network overlay Dwelling house character overlay Industrial amenity overlay Road hierarchy overlay Streetscape hierarchy overlay Transport noise corridor overlay
Applicant	JZHL PROPERTY PTY LTD ATF JZHL PROPERTY TRUST
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Nature of Development

Type of development	Material Change of Use
Existing Use	Rooming Accommodation (5 persons or less)
Proposed use	Rooming Accommodation (6 persons or more)
Level of Assessment	Impact Assessable

3. Site Location & Background Review

The subject site is located at 24 King Edward Avenue, Darra and is zoned Low Density Residential under the Brisbane City Plan 2014.

The site was created through a one into two subdivision approved on 13 April 2023. The site is currently developed with rooming accommodation accommodating up to five persons. A Certificate of Occupancy for 24 King Edward Avenue was issued on 8 July 2025.

Under the Brisbane City Plan 2014, rooming accommodation accommodating five persons or less is consistent with the anticipated scale of development within the Low Density Residential zone.

This application relates solely to 24 King Edward Avenue and seeks to increase the number of occupants associated with the existing rooming accommodation use. The proposed increase in occupancy triggers impact assessment under the Low Density Residential zone Table of Assessment, as it exceeds the thresholds for accepted and code assessable development.

4. Existing Development and Operation

The subject site is currently developed for a lawfully established rooming accommodation use, accommodating up to five persons. The use has been operational since the issue of the Certificate of Occupancy on 8 July 2025.

The existing operation functions in a low-impact manner consistent with the expectations of the Low Density Residential zone. Current occupancy patterns indicate that not all residents rely on private vehicles, with a portion of occupants utilising active or public transport for commuting purposes.

The site provides a total of six on-site car parking spaces, which significantly exceeds the minimum parking requirement for rooming accommodation. Based on the current operation, only a portion of these spaces are utilised, and no reliance on on-street parking has been observed.

There is no evidence to suggest that the existing use has resulted in adverse amenity impacts on adjoining properties or the surrounding locality. The established operation therefore demonstrates that the use is compatible with the site and its context.

5. Surrounding Land Uses & Strategic Context

Surrounding Land Uses

The subject site is situated within an established residential neighbourhood in Darra. The surrounding land uses are as follows:

North (rear): Land zoned Medium Density Residential, currently occupied by dwelling houses

South: King Edward Avenue road reserve, with dwelling houses beyond

East: Dwelling houses

West: Dwelling houses



Figure 1: Zone Mapping (Source: Brisbane City Plan 2014)

Accessibility and Transport Context

The subject site is located approximately 375 metres walking distance from Darra train station, which provides frequent public transport services to the Brisbane CBD and surrounding areas.

The adjoining Medium Density Residential land to the north shares a comparable walking distance to the station, reinforcing that the broader locality is well serviced by high-frequency public transport and capable of supporting increased residential density.



Figure 2: Walking distance of 375 metres to Darra train station (Source: Brisbane City Plan 2014)

Locality Character

Having regard to the zoning interface and transport accessibility, the subject site is not considered to be located within an isolated or sensitive low density environment. Rather, it forms part of a well-connected residential area exhibiting a transition in density and supported by established public transport infrastructure.

Strategic Context

The site's proximity to high-frequency public transport is directly aligned with the strategic intent of the Brisbane City Plan 2014, which supports increased residential density in accessible locations.

Rooming accommodation within the Low Density Residential zone is typically limited in scale and commonly caters to single occupants. As a result, there is generally limited provision for couples within this form of housing, particularly in well-located areas.

The proposed development, which allows for up to two persons per room, facilitates a broader range of occupancy arrangements and contributes to a more diverse housing mix. In doing so, it provides a flexible and relatively affordable accommodation option for couples within a highly accessible location. This outcome is consistent with the planning scheme's intent to support housing diversity and efficient use of well-located land.

6. Planning Merit Assessment

This section considers the planning merits of the proposal having regard to the site's characteristics, surrounding context, and the intent of the Brisbane City Plan 2014.

✓ Proximity to High-Frequency Public Transport

The subject site is located within a convenient walking distance (375 metres) of Darra train station, which provides high-frequency services to the Brisbane CBD and the broader region.

This level of accessibility is consistent with the locational intent of the Rooming Accommodation Code, which supports higher occupancy rooming accommodation in areas well serviced by public transport. The proposal is therefore appropriately located to accommodate an increased number of residents while minimising reliance on private vehicles.

✓ Rear Lot Configuration — Limited Amenity Impact

The subject site is configured as a rear lot, accessed via a driveway from King Edward Avenue. This configuration reduces visibility from the public realm and limits direct interface with adjoining properties.

The site is fully fenced, providing a clear boundary and contributing to privacy and separation. As no changes to the built form are proposed, the increase in occupancy is not expected to result in any material change to the amenity of the surrounding area.

✓ Adjoining Medium Density Residential Zone

Land adjoining the rear boundary is zoned Medium Density Residential, which is intended to accommodate a greater intensity of residential development.

This zoning interface indicates that the locality is capable of supporting increased residential density. The proposed intensification of the existing rooming accommodation is modest in scale and consistent with the broader planning framework for the area.

✓ Adequate On-Site Car Parking

The subject site provides six on-site car parking spaces, substantially exceeding the minimum requirement of two spaces under the planning scheme.

Observed usage indicates that parking demand associated with the existing use is relatively low. Having regard to the available supply and the site's proximity to public transport, the proposed increase in occupancy is not expected to result in any adverse parking or traffic impacts.

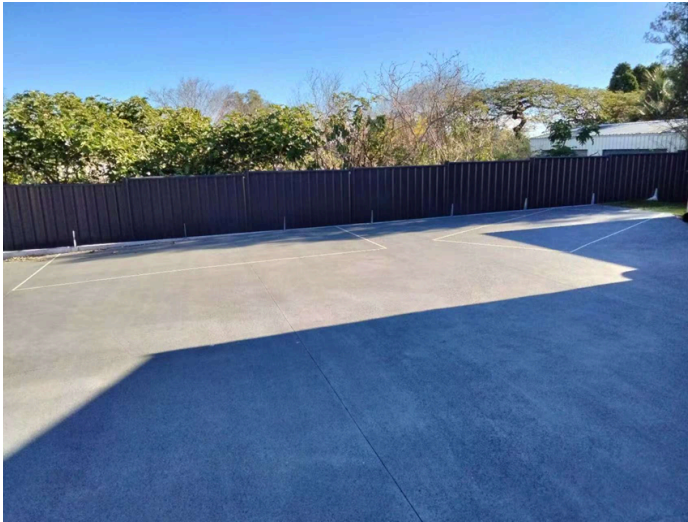


Figure 3: Car parking spaces - south side



Figure 4: Car parking spaces - north side

✓ Efficient Use of Existing Housing Stock

The proposal does not involve any physical changes to the existing building or site layout. The development is already constructed, lawfully established, and operational.

The increase in occupancy represents an efficient use of existing housing stock and infrastructure, enabling additional residents to be accommodated within a suitable and well-located building without generating additional environmental or infrastructure impacts.

7. Assessment Benchmarks and Compliance

The proposed development has been assessed against the relevant provisions of the Brisbane City Plan 2014.

The applicable assessment benchmarks include:

- Low Density Residential Zone Code
- Rooming Accommodation Code
- Neighbourhood Plan Code (where applicable)
- Overlay Codes, including:

- Industrial Amenity Overlay Code
- Transport Noise Corridor Overlay Code
- Streetscape Hierarchy Overlay Code
- Critical Infrastructure and Movement Network Overlay Code

A detailed assessment of the proposal against the above benchmarks is provided in the accompanying Code Assessment Report (Appendix B).

The proposal is considered to comply with, or achieve the intent of, the relevant assessment benchmarks.

8. Conclusion

The proposed development seeks to increase the occupancy of an existing rooming accommodation at 24 King Edward Avenue, Darra from five to ten persons.

The proposal represents a modest intensification of a lawful and established use in a well-located area with convenient access to high-frequency public transport. The development does not involve changes to the built form and is not expected to result in adverse impacts on the surrounding locality in terms of amenity, traffic, or parking.

The proposal has been assessed against the relevant provisions of the Brisbane City Plan 2014 and is considered to comply with, or achieve the intent of, the applicable assessment benchmarks.

It is considered that the information provided adequately addresses the relevant matters for assessment, and approval of the application is respectfully requested.

9. Appendices

The application includes the following material:

Appendix A - Proposed Plans

Appendix B - Code Assessment Report